



# Notice of Public Meeting Notice of Complete Application Proposed Official Plan and Zoning By-law Amendment

Official Plan Amendment D09-01-23  
Zoning By-law Amendment D14-02-23  
Westwood Estates Phase 3  
Applicant: Upper Canada Consultants c/o Craig Rohe  
Owner: Lester Shoalts Limited

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## Proposed Change

The City of Port Colborne has received complete applications for an Official Plan and Zoning By-law Amendment on the lands legally known as Part of Lot 33, Concession 1, Geographic Township of Humberstone now in the City of Port Colborne, within the Regional Municipality of Niagara. See the reverse side of this notice for a map showing the property.

The application for Official Plan Amendment proposes to amend and refine land use designations on Schedule G – Westwood Park Secondary Plan of the Port Colborne Official Plan. The designations within Schedule G are proposed to be amended to refine the location and extent of natural heritage features and floodlines, stormwater management facilities, parks and open space, as well as low and medium density residential areas. The Neighbourhood Commercial Special Policy Areas are proposed to be deleted. A site-specific policy amendment is proposed along with the mapping modifications to reduce the required wetland buffer width from 30 metres to 15 metres.

The application for Zoning By-law Amendment proposes to change the zoning of the subject lands from Residential Development (RD) to a site-specific Third Density Residential zone (R3-XX), site-specific Fourth Density Residential zone (R4-XX), Public and Park zone (P), Environmental Protection zone (EP), and Environmental Conservation Layer zone (EC). The Draft Zoning By-law Amendment which includes applicable site-specific amendments to the R3 and R4 zone referenced above will be available for public inspection on the City's website on the "Current Applications" page a minimum of 20-days prior to the meeting, or by contacting David Schulz, Senior Planner, below.

## Associated Applications

A complete application for a Draft Plan of Subdivision has also been submitted to the City of Port Colborne. The Draft Plan of Subdivision (File no. D12-01-23) proposes a total of 315 dwelling units and 195 Lots/Blocks. The subdivision proposes a mix of dwelling types, including 167 single-detached dwellings, 52 street townhouse dwellings, and 96 apartment units.

## Public Meeting

Date: Tuesday, April 4, 2023  
Time: 6:30 pm  
Place: City Hall, 66 Charlotte Street –  
Third Floor Council Chambers  
**\*Virtual participation is also available via Zoom\***  
(Contact the Deputy Clerk below for meeting details)

## More Information

All materials submitted as part of this application such as proposed plans and reports can be obtained on the City of Port Colborne website, on the "Current Applications" page, or by contacting David Schulz, Senior Planner, below. The Planning information report will be made available through the Public Meeting Agenda on the City's "Council Calendar" webpage by Thursday, March 30, 2023.

For more information about this matter, including information about appeal rights, please contact:

### David Schulz, MCIP, RPP

Senior Planner  
City of Port Colborne  
66 Charlotte Street  
Port Colborne, ON L3K 3C8  
Phone: (905) 835-2900 x202  
Email: david.schulz@portcolborne.ca  
File Numbers: D09-01-23 & D14-02-23

**NOTE:** If you are receiving this notice as the owner of land that contains multiple residential units, please post this in a location that is visible to all tenants.

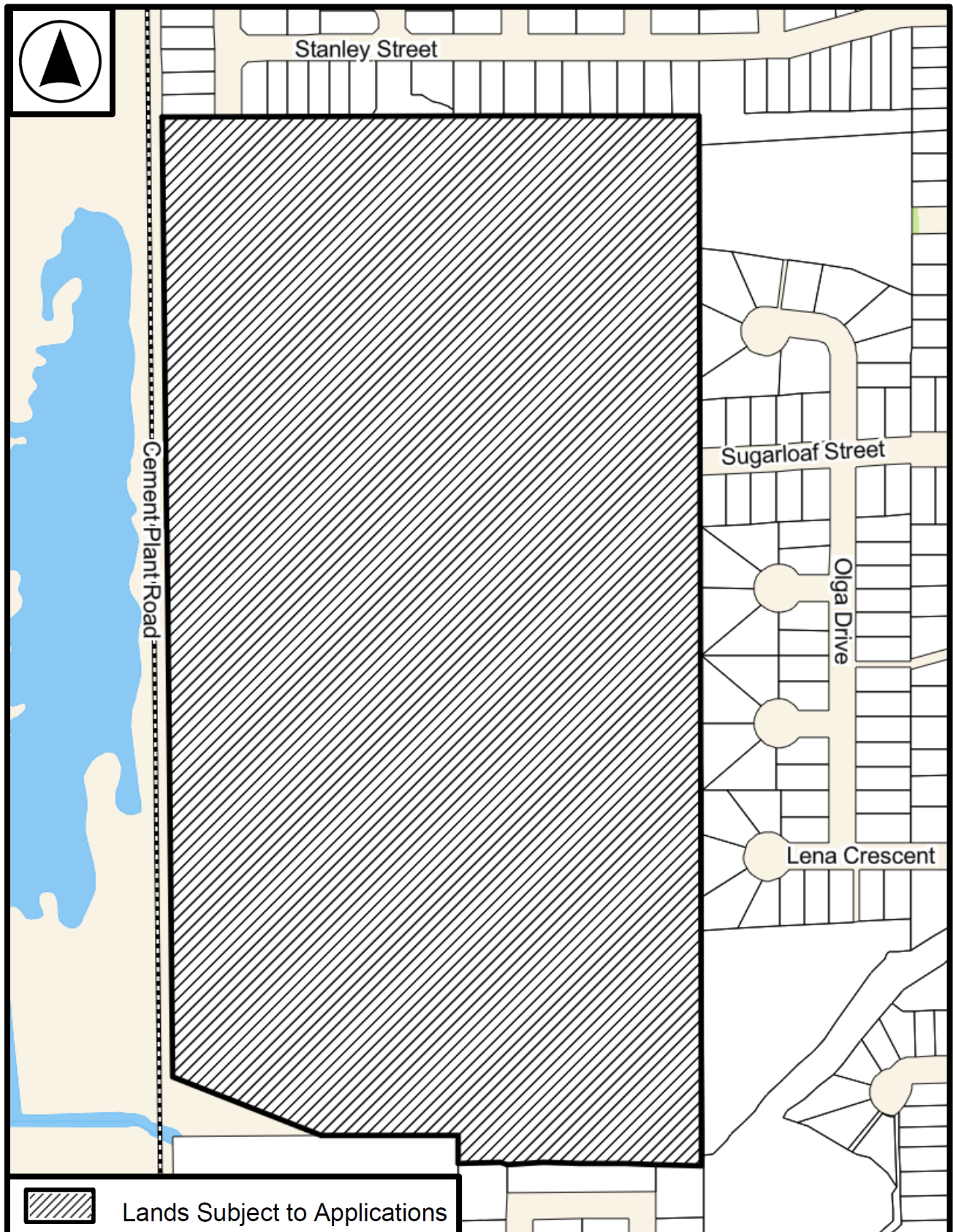
## How to participate?

**Observe the meeting:** Any interested members of the public can attend the meeting in-person, or watch the meeting live on the City's YouTube channel at <https://www.youtube.com/user/cityofportcolborne>

**Submit a written comment:** Written comments can be submitted through email to [deputyclerk@portcolborne.ca](mailto:deputyclerk@portcolborne.ca) or by mail or drop-off to the Deputy Clerk at 66 Charlotte Street, Port Colborne, ON, L3K 3C8. Written comments must be received by no later than noon on Tuesday, April 4, 2023, in order to be included in the addendum package and circulated to City Council. All written comments will become part of the public record.

**Orally participate in-person:** Oral comments can be provided at the public meeting. Pre-registration is not required; however, it is encouraged. The Mayor will call on registered delegates prior to opening the floor to non-registered participants. Speakers will be permitted up to 10 minutes to provide their oral comments.

**Orally participate virtually via Zoom:** Oral comments can be provided virtually through the Zoom meeting. Pre-registration is required for this method. Interested participants must pre-register with the Deputy Clerk by no later than noon on Tuesday, April 4, 2023.



## Legal Notice

### **Ontario Regulation 543/06**

If you wish to be notified of the decision of the Council of the City of Port Colborne on the proposed Official Plan Amendment, you must make a written request to the City of Port Colborne City Clerk, 66 Charlotte Street, Port Colborne, ON L3K 3C8 or [cityclerk@portcolborne.ca](mailto:cityclerk@portcolborne.ca)

If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Port Colborne to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Port Colborne before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Port Colborne before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

### **Ontario Regulation 545/06**

If you wish to be notified of the decision of the Council of the City of Port Colborne on the proposed zoning by-law amendment, you must make a written request to the City of Port Colborne City Clerk, 66 Charlotte Street, Port Colborne, ON L3K 3C8 or [cityclerk@portcolborne.ca](mailto:cityclerk@portcolborne.ca)

If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Port Colborne to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Port Colborne before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Port Colborne before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Dated at the City of Port Colborne this 14<sup>th</sup> day of March, 2023.